

Ben Eddy  
Construction Control  
Unit 124, Level 1, 24 Lonsdale Street  
Braddon ACT 2612

Dear Ben,

**RE: Worth Street – Mixed Use Development  
Block 9, Section 132, Casey**

As required for the calculation of both the Building and Training Levies, we wish to confirm that we have completed our Opinion of Probable Costs for the above project as follows:

- Building Works: **\$60,742,750** excluding GST
- Non Building Works: **\$535,000** excluding GST

Attached, for your information and consideration, are Opinions of Probable Cost for the following:

- Building Works
- Non Building Works

I trust this is satisfactory for your present purposes.

Yours sincerely



Aaron Still  
**Aaron Still Consulting**  
2 November 2022

**WORTH STREET – MIXED USE DEVELOPMENT**  
**BLOCK 9, SECTION 132, CASEY**

**BUILDING WORK COMPONENTS**

	\$	\$
1. BASEMENT:		17,340,750
a) Basement 2 (4,495 m2 @ \$1,350/m2)	6,068,250	
b) Basement 1 (4,495 m2 @ \$1,350/m2)	6,068,250	
c) Lower Ground Level (3,855 m2 @ \$1,350/m2)	5,204,250	
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2. ADAPTIVE COMMERCIAL, RETAIL & AMENITY:		5,438,000
a) Adaptive Commercial - Lower & Upper Ground Levels (13 no.) (1,359 m2 @ \$2,000/m2)	2,718,000	
b) Retail - Upper Ground Level (7 no.) (1,087 m2 @ \$2,000/m2)	2,174,000	
c) Amenity – Level 1 (273 m2 @ \$2,000/m2)	546,000	
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3. APARTMENTS:		37,964,000
a) Level 1 (8 no.) (2 & 3 Beds - 722 m2 @ \$2,000/m2)	1,444,000	
b) Level 2 (28 no.) (Studio, 1, 2 & 3 Beds - 2,400 m2 @ \$2,000/m2)	4,800,000	
c) Level 3 (28 no.) (Studio, 1, 2 & 3 Beds - 2,401 m2 @ \$2,000/m2)	4,802,000	
d) Level 4 (28 no.) (Studio, 1, 2 & 3 Beds - 2,401 m2 @ \$2,000/m2)	4,802,000	
e) Level 5 (28 no.) (Studio, 1, 2 & 3 Beds - 2,401 m2 @ \$2,000/m2)	4,802,000	
f) Level 6 (28 no.) (Studio, 1, 2 & 3 Beds - 2,401 m2 @ \$2,000/m2)	4,802,000	
g) Level 7 (28 no.) (Studio, 1, 2 & 3 Beds - 2,401 m2 @ \$2,000/m2)	4,802,000	
h) Level 8 (30 no.) (3 & 4 Beds - 1,864 m2 @ \$2,000/m2)	3,728,000	
i) Level 9 (3 & 4 Beds - 1,991 m2 @ \$2,000/m2)	3,982,000	
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<b>TOTAL OF BUILDING WORKS (EXCL. GST)</b>		<b>\$60,742,750</b>
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**WORTH STREET – MIXED USE DEVELOPMENT**  
**BLOCK 9, SECTION 132, CASEY**

**NON-BUILDING WORK COMPONENTS**

	\$	\$
1. SITE WORKS AND EXTERNAL SERVICES (INSIDE BLOCK BOUNDARIES)		425,000
a) Site Works (incl. earthworks, retaining walls, external structures [BBQ structure & landscape furniture] & letter box / signage structures)	Exempt	
b) Site Works (incl. paving & fencing and gates)	180,000	
c) Internal Roadworks	70,000	
d) Soft Landscaping	85,000	
e) External Services (incl. stormwater & sewer drainage, water reticulation)	Exempt	
f) External Services (incl. electrical services, fire and gas reticulation & communication services)	90,000	
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2. SITE WORKS AND EXTERNAL SERVICES (OUTSIDE BLOCK BOUNDARIES)		110,000
a) Site Works (incl. earthworks, retaining walls, external structures)	Exempt	
b) Site Works (incl. paving & fencing and gates)	65,000	
c) Internal Roadworks	Not Applicable	
d) Soft Landscaping	45,000	
e) External Services (incl. stormwater & sewer drainage, water reticulation)	Exempt	
f) External Services (incl. electrical services, fire and gas reticulation & communication services)	Not Applicable	
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<b>TOTAL OF NON-BUILDING WORKS (EXCL. GST)</b>		<hr/> <b>\$535,000</b> <hr/>